ALEXANDRIA — **PROPERTY RECORD CARD** — 030.00-06-06 — **VIRGINIA**

TYPE & USE	DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BK.
100-199 RESIDENTIAL ✓	31320000	24	3330	3	
110 DETACHED ✓					
111 SEMI-DET.					
112 ROW					
116 APT. - GARD.					
117 APT. - HRS.					
151 HOTELS					
153 MOTELS					
200-399 MFG.					
400-499 UTILITIES					
500-599 COMMERCIAL					
530 SHOP CTR.					
553 SERV. STA.					
580 RESTAURANT					
OFFICE BLDG.					
600-699 SERVICES					
637 WAREHOUSE					
700-799 RECREATION					
800-899 RAW PROD.					
900-999 VACANT					

PROPERTY ADDRESS

4640 N. Pegram St.

LEGAL DESCRIPTION	LOT SIZE
H&Lot 3, R/S of Part of Parcel A. Moore-Hill Est.	1.0 ac.

ZONING	NAME OF TENANT	RENTS = MONTH - ANN.	GRM - G.I.M.
R-20			

RECORD OF OWNERSHIP	MAILING ADDRESS
Gondor, Leslie P. & Magnolia	3541 W. Braddock Rd.

184 $100,000
- 5,000
$95,000

YR.	LAND	IMP.	ASSESSED VALUE
'70	12,500	51,050	63,550
'72	13700	51000	1150 64700
'74	15700	58900	74600
75	—	—	—
76	—	—	—
77	34500	123700	158200
78	34500	142300	176800
79	48300	166600	214900
80	48300	208600	256900
81	62800	211800	274600
82	62800	241600	304400
83	—		
84	95000		

DEED BK. & PAGE	DATE	NOTES
572-437	3/63	Inc. 3330-4&5
PRICE: $32,500		
PRICE:		
PRICE:		
PRICE:		
PRICE:		

PHOTO

4+
72

REMARKS

S/D of: 3330-01

FOUNDATION	
WALLS	
ROOF COVER	
GUTTERS & DOWNSPOUTS	
FLOORS	
WALLS & CEILING	
MILLWORK	
HEATING SYSTEM	
ELECTRIC SYSTEM	
PLUMBING	
KITCHEN EQUIPMENT	
ARCH. DESIGN	
TOTAL	

___ Pts. ÷ 12 =

PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET IMP.		LOCATION	
LEVEL	✓	ALL UTILITIES	✓	PAVED	✓	STATIC	
HIGH		WATER		SEMI-PAVED		IMPROVING	✓
LOW		SEWER		DIRT		DECLINING	
ROLLING		GAS		PROPOSED		BLIGHTED	
SWAMPY				SIDEWALK	✓	CHANGING	
				CURB	✓		

LAND VALUE COMPUTATIONS AND SUMMARY

COMPARISON UNIT	UNIT PRICE	ADJUSTMENTS LOC.	SIZE	PHY.	UNIT VALUE	NO. UNITS	LAND VALUE
1 AC/SITE	35000			90	27500	1	37500

DATA NO.	MAP NO.	BLK. NO.	LOT NO.	FIELD BOOK	LAND VALUE	BLDG. VALUE	PURCH. PRICE	DATE

OCCUPANCY	TYPE & CONST.	SIZE	AREA	GRADE	AGE	EFF. AGE	COND.	REPL. VALUE	PHY. DEPR.	PHY. VALUE	FUNCT. DEPR.	LOC. ADJ.	ACT. VALUE
R-1	1 SBR		4497#	4	1967	1973	Good	117593	95				111713
Swim. Pool			680 SP						90				6000

FOUNDATION	
CONC. OR BRICK	/
TILE OR CONC. BLK.	
CONC. SLAB	
STONE	
PIERS	

BASEMENT				
NO.	¼	½	¾	F

EXT. WALLS	
SIDING ON SHEATHING	
SINGLE SIDING	
WOOD SHINGLES	
COMP. SHINGLES	
ALUMINUM SIDING	
STUCCO	
BRICK VENEER	/
STONE VENEER	
SOLID BRICK	
CONC. BLOCK	
METAL PANEL	
CLAPBOARD	

INSULATION		
WALLS	CEIL.	FULL

ROOF TYPE			
MANSARD		GABLE	/
GAMBREL		HIP	
FLAT		EXPAN.	

ROOFING			
TILE		ASPHALT	
SHAKES	/	ASBESTOS	
METAL		WOOD	
ROLL		SLATE	

ATTIC & BSM'T. FINISH					
A	~~¼~~	No	~~¾~~	F	
B	¼	½	¾	F	

GAR. IN BSM'T.			
1 CAR		2 CAR	/

FLOORS	B	1	2	3
EARTH				
CONCRETE	/			
PINE				
HARDWOOD		19		
VINYL TILE		1		
POURED TOR.				
CARPET/SUB.				

INTERIOR FINISH				
PLASTER				
DRYWALL		9		
PANEL VEN.		1		
UNFIN.				

PARTITION	B	1	2	3
NONE				
AVERAGE		/		
HEAVY				

KITCHEN EQUIP.	
DW	(DW)
DISP	(DISP)
OVEN	(OVEN)
RANGE	(RANGE)
FAN	(FAN)

FIREPLACES	NO.
OPENINGS	1
CHIMNEYS	1

HEAT - AIR COND.	
HOT AIR FORCED	/
HOT AIR GRAVITY	
HOT WATER OR VAPOR	
FLOOR FURNACE	
RADIANT	
BASEBOARD	
WALL UNITS	
CENT'L. AIR COND.	/
NO HEATING	

PLUMBING	
4 FIXTURE BATH	
3 FIXTURE BATH	5
2 FIXTURE BATH	
EXTRA WATER CLOSET	
EXTRA SINK	
WATER ONLY	
NO PLUMBING	

TILING	
BATH FLR. & WAIN.	
BATH FLR. & SHW.	
BATH FLOOR	4

ROOMS			
B	1	1	10
2		3	

CONDITION	G	F	P
INTERIOR	/		
EXTERIOR	/		
LAYOUT	/		

OUTBUILDINGS	1	2	3
PIER FDTN.			
WALL FDTN.			
SLAB FDTN.			
SINGLE SIDING			
DOUBLE SIDING			
CONC. BLK.			
BRICK			
CONC. FLR.			
EARTH FLR.			
ROOF			
O.H. DOOR			
FIN. INT.			
ELECTRIC			
PLUMBING			

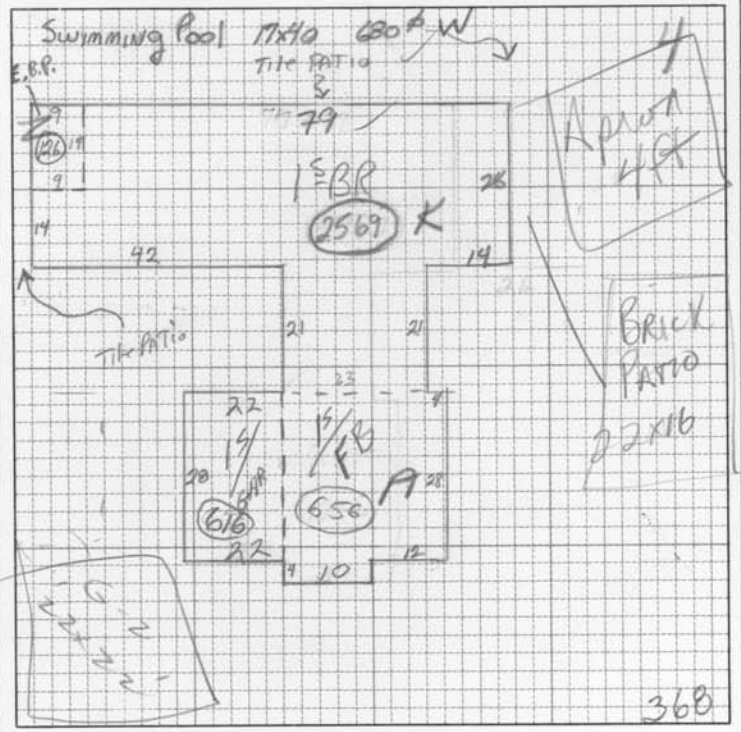
ATTACHED GARAGE	
STY. HGT.	
BRICK VENEER	
FRAME	
FINISHED UP	

LISTED BY 17

MEASURED BY 18

DATE 2-16-72

MRS. GONDOR



TOTAL BLDG. VALUE $117713

BUILDING COMPUTATION

ITEM	AREA OR QUAN.	UNIT COST	TOTAL
DWG.	3861	27.60	106564
E.B.P.	126	9.54	1202
PATIO	680	1.50	1020
¼ BST.	2569	2.64	-6782
FIN. BST.			4900
PLBG.			7600
AIC		-80	3089

REMODELING AND ADDITIONS

REMODELING DATA		DETAIL	DATE	EST. COST	ADDED VALUE
KITCHEN					
BATH					
HEATING - A.C.					
EXTERIOR					

ADDITION DATA

PERMIT NO.	AMOUNT	PURPOSE	DATE	EST. COST	ADDED VALUE

YR. UPDATED	LISTED BY	MEASURED BY	PRICED BY
8/78	GP+TR	Remeasured No change	talked w/ MRS. Gondor. area from 3861 to 4497#.

TOTAL	117593
FACTOR %	
REPLACEMENT VALUE	117593
LAND VALUE	31500
BUILDING VALUE	117800
PROPERTY VAL. 100%	149300

NOTES

8/31/78-JT- change 1SBR to 1½GAR and 1½FB. Change